

**PEMBROKESHIRE  
PROPERTIES**  
ESTATE AGENTS

The Lookout, Front Street, Pembroke Dock,  
Pembrokeshire SA72 6JX

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



**The Lookout, Front Street, Pembroke Dock**

**Pembrokeshire SA72 6JX**

**Guide Price £225,000**

The Lookout, Front Street Pembroke Dock You couldn't get any closer to the waterfront in Pembroke Dock, this large end of terrace 3-bedroom fisherman's cottage boasts full views of the Cleddau estuary. Modernised throughout with a cottage twist this property has been renovated to turnkey condition.

Email: [info@pembrokeshireproperties.co.uk](mailto:info@pembrokeshireproperties.co.uk) Telephone: Landline: 01646 562387 Mobile: 07821282534

Registered office address: 1 Spilman Street, Carmarthen, Wales, SA31 1LE

Business Address: 25 Hawkstone Road, Pembroke Dock, Pembrokeshire, SA72 6HN

Registration number: 13486480





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- UNINTERRUPTED VIEWS OF THE CLEDDAU ESTURY
- PERIOD FISHERMAN'S COTTAGE
- RECENTLY RENOVATED
- NEW KITCHEN & WORCESTER BOILER
- 3 BEDROOMS
- EXCEPTIONALLY LARGE LIVING ROOM

**Tenure:** We are advised the property is Freehold.

### Information about the property

The Lookout, Front Street Pembroke Dock You couldn't get any closer to the water-front in Pembroke Dock, this large end of terrace 3-bedroom fisherman's cottage boasts full views of the Cleddau estuary. Modernised throughout with a cottage twist this property has been renovated to turnkey condition.

On Entry to the property, you arrive in a long-enclosed hallway which gives access to the lounge and kitchen/ diner. Through the first partially glazed door to your right you enter the lounge, a substantial sized room which overlooks the front of the property through its dual aspect front upvc glazed windows. Returning to the hallway and directly opposing the front door is the entry to the kitchen / diner ,an open plan layout creating a bright , spacious area .A Recently fitted cream shaker kitchen with complimentary oak effect worktop and tiled splashback, stainless appliances and Worcester combination boiler is situated to the rear of the room which overlooks the private rear garden which is accessed from the side of the room. Leading through to the inner hallway where the stairs to the first floor are located you have accessed the living room and family bathroom.

The family bathroom is of good proportion with a full-size bath with overhead electric Mira shower, low level wc and wash basin, there is also a large storage cupboard in this room.



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Halfway up the stairs there is a mid-level landing and window seat, on reaching the first floor immediately on your left is a small box room that could be used as an office or large storage area with a Velux fitted for natural light. Situated directly opposite the landing is the ample sized single bedroom, either side of this room are the two exceptionally large double bedrooms, all bedrooms upstairs overlook the front of the property with full views of the Cleddau Estuary. There is on street parking directly in front of the property currently with no restrictions or permits required and opposite this a public car park.

Externally is a large garden which is enclosed, mainly laid to lawn with established flowering shrubs and a patio area that is a sun trap

The property is located on a quiet street in the heart of Pembroke dock with local amenities of supermarkets and local establishments which are literally footsteps away from your front door.

However, it is the position of this property with its proximity to the water and uninterrupted views of the Cleddau and Martello tower that make this property so desirable especially as these rarely come to the market in this condition.

The property would make a fantastic home for those wanting to downsize, or young family but equally those looking for an investment opportunity.

The property is currently a holiday let property and is fully booked for the majority of the year making it a fantastic investment purchase.



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#### **DIMENSIONS**

Entrance Hallway

Living Room

Kitchen / Diner

Inner Hallway

Family Bathroom

#### **FIRST FLOOR**

Bedroom One

Bedroom Two

Bedroom Three

Storage Room/ Office

#### **SERVICES**

We are advised all mains services are connected to the property.

#### **EPC RATING—TBC**

#### **COUNCIL TAX BAND—**

#### **VIEWINGS**

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

#### **GENERAL NOTE**

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.

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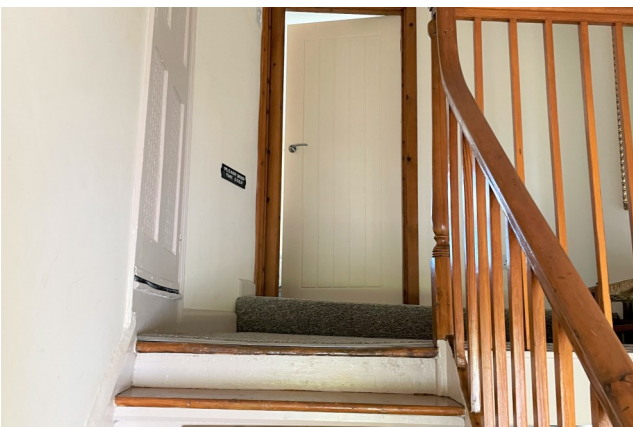
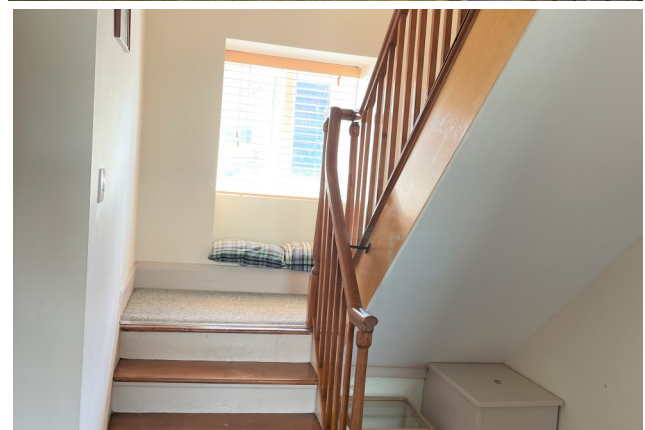
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## Property Floorplan

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